

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13261 of the George Washington University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to continue the use of a parking lot for the university staff, faculty and students in an R-5-C District at the premises 2200-02 Eye Street, N. W., (Square 55, lot 853).

HEARING DATE: June 18, 1980

DECISION DATE: July 2, 1980

FINDINGS OF FACT:

1. The subject property is located in R-5-C District at the southwest corner of the intersection of 22nd and I Streets, N. W.
2. The subject property is currently used as a parking lot by George Washington University. The lot was last approved by the BZA for a period of five years in Case No. 11196, by Orders dated May 31, 1973 and July 28, 1975.
3. The subject property is thirty-seven feet wide on I Street and seventy-five feet deep along 22nd Street. It contains spaces for nine vehicles. Access to the lot is by way of a driveway from 22nd Street.
4. Adjoining the lot to the south is Parking Garage No. 1 of the University. A ~~driveway~~ entrance to the garage from I Street adjoins the lot to the west.
5. The lot is well maintained and attractively landscaped. There is a small landscaped area adjacent to the lot right at the corner of 22nd and I Streets.
6. The lot is used by students, faculty and staff of the University. It is a self-parking facility, with no attendant.
7. The applicant has complied with all of the conditions of previous Orders of the BZA and the Zoning Regulations. The lot is paved with an all-weather impervious surface, the spaces are marked off and there are appropriate copings and wheel stops.

8. The nine parking spaces are included in the total inventory of 2,768 spaces maintained, by the University to serve its own purposes. The Campus Plan approved by the Board requires between 2,700 and 3,000 parking spaces to be provided.

9. There is no evidence in the record to suggest that the operation of this lot has created or will create any dangerous or objectionable traffic conditions.

10. The application was referred to the D. C. Department of Transportation. By response dated June 24, 1980, the Department noted that the application had been reviewed, and no adverse impacts had been identified.

11. There was no report from Advisory Neighborhood Commission 2A.

12. There was no opposition to the application.

#### CONCLUSIONS OF LAW AND OPINION

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 3101.46 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied, and that the parking lot meets the criteria set forth.

The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps. It is therefore ORDERED that the application is granted, subject to the following conditions:

a. Approval shall be for a period of FIVE YEARS from the date of expiration of the previous Certificate of Occupancy.

b. Parking on the lot shall be restricted to students, faculty and staff of George Washington University.

c. Vehicles up to 1½ tons in weight, recreational vehicles and pick-up trucks of students faculty and staff, provided they are no larger than the normal-sized parking space of nine feet by nineteen feet, shall be permitted to park on the subject property.

d. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

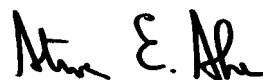
h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (Ruby B. McZier, William F. McIntosh, Connie Fortune, Leonard L. McCants and Charles R. Norris to grant).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT.

ATTESTED BY:

  
Steven E. Sher  
Executive Director

FINAL DATE OF ORDER: 22 SEP 1980

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.